STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Proposed Land Proffer Guidelines

ITEM NO: 90

PREPARED BY: John David Bondurant

Supervisor of Planning &GIS

MEETING: August 24, 2004

ACTION DATE: August 24, 2004

Scott Horan

Executive Director.

Planning and Construction

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ACTION REQUESTED BY THE SUPERINTENDENT: That the Board approve the proposed proffer guidelines designed to specifically identify the needs of the School Division as related to the acceptance of proffered land parcels for school construction.

KEY POINTS:

- In recent years, the school planning staff has worked in conjunction with the Stafford County Planning Department to secure proffered land parcels for future school construction. Most of this effort has taken place in meetings, or through verbal communication, with minimal written documentation in place.
- While a list of desired land characteristics has been prepared and shared with the Stafford County Director of Planning no formal, school board endorsed, set of proffer auidelines exists.
- The 2003 Annual Report of the Long Range Planning Committee addressed proffer guidelines in their third item under Planning Recommendations. Guidelines were addressed as such:

Proffer Guidelines: While the county has uniform standards for monetary contributions, it does not have clear guidelines for non-monetary proffers, such as land. The county should establish a level of service standard as it relates to land contributions for future schools. By clearly defining what numerical threshold requires a new school, what acreage is needed, and when the land will be available, i.e. what phase of the development, the county can accurately plan and the donating entity knows what is expected. The LRP is willing to assist in the creation of these standards.

- School Board agenda item 10B, dated September 9 2003 shared a rubric for land acquisition in which desired characteristics for land acquisition and feasibility were shared with the board. That list included some of the characteristics (less explanation) submitted to the county's Director of Planning. Key points 2 and 3 of that agenda item were stated as such:
 - 2. ... the primary objective is to acquire land that accomplishes the following: 1) meets school zone needs, 2) meets necessary acreage requirements, 3) allows feasible student transportation, 4) requires low utility infrastructure costs, 5) requires low site development costs, and 6) avoids RPA (Resource Protection Areas) and wetlands.

3. To determine land feasibility relative to the above noted objectives the following factors will be examined in the process of analyzing potential school sites:

Demographics Wetlands Hazardous material presence
Water Clear Title Facilitates active living goals

Sewer Zoning Suitable for all facilities to be ADA accessible.

Road Access
Floodplain data Situated away from high traffic/congested routes

Natural Drainage Survey/topography Compatible with the County Comprehensive Plan

Soil suitability Useable acreage Three phase electric service availability

Subsurface rock Flight path(s) Natural gas availability

RPA presence Clearing and Grading Compatible with adjacent properties

 Underlined portions of the proposed guidelines indicate recent suggested additions put forth to the planning staff by the Stafford County Director of Planning.

Stafford County Public Schools Proposed Proffer Guidelines

For developers, (applicants seeking a rezoning with Stafford County) wishing to proffer land to the Stafford County Public Schools the following guidelines have been established in an effort to identify the needs of the school division relative to land parcels that can be used for future construction of educational facilities. Specifically the list is designed to ensure that any proffered sites are both usable, and readily available, when the county needs to begin construction on such sites.

Desired proffered land parcels should include, but may not be limited to, the following site characteristics:

- Water availability Sufficient Capacity/pressure, looped
- Sewer availability Gravity, sufficient capacity
- Roads, access facilitate pupil transportation to/from projected attendance zones, limited requirement for Schools to construct and/or improve off site public roads
- Stay off of, cross only at lights overcrowded/dangerous arteries: I-95, Rte 1, Rte 17, SR 610
- Natural drainage present
- No floodplain present
- Soils suitable to support construction, balanced site
- No rock surface or subsurface
- No hazardous materials surface or buried, manmade or natural
- Clear title unencumbered by liens, easements
- Surveyed parcel metes and bounds, topographic map
- Suitable for site design required to make all site facilities/ amenities ADA accessible
- Compatible with adjoining properties/land use now and future use
- Zoned A1, preferably

- No, or minimum regulated, wetlands
- No underground/subsurface water which impedes site planning and construction
- No flood zone present
- No flight path present
- Parcels facilitates active living goals of walking and/or biking to and from site
- Acreage sufficient to meet minimum DOE guidelines for acreage, meet instructional program requirements, and, as required, meet County Parks and Recreation program needs
- Three phase electric service available
- Natural gas available
- Acreage sufficient to accommodate building, bus loop and parking, staff parking, student parking (HS), athletic fields, play fields

In addition to proffering a suitable site, the developer/applicant will take the following specified steps towards contributing a useable site for the school division:

- 1. The applicant will dedicate to the Stafford County School Board a potential school site(s) with buildable acreage pursuant to Virginia Department of Education recommended acreage for the construction of an elementary, middle or high school (constructed for a student capacity of 950, 1100 and 1800 respectively) Any proffered site will consist of acreage unencumbered by easements or other restrictions, except as defined in paragraph 2 below. Further, the applicant will:
 - 1.1. Retain responsibility for stormwater management (SWM) for the school site as part of the overall stormwater management for the property, and will obtain any wetlands study and permits, if required by the Stafford County School Board. If so requested by the School Board in writing, the applicant agrees to produce said wetlands study within one hundred eighty (180) days of final, non-appealable reclassification of the property. Further, SWM facilities located on school property will support only school facilities with no SWM capacity on proffered school sites for other development aside from school facilities. School division will consider making annual lump sum payment for SWM to support school property to be located off school site;
 - 1.2. Supply the Stafford County School Board with the results of subsurface exploration, (the objective of which is to determine if suitable soils and/or surface and/or subsurface rock are present which would impede constructability of school building and associated site work) including laboratory testing and geotechnical analysis of the site, if any, within one hundred eighty (180) days of final, non-appealable reclassification of the property. Prior to completing subsurface exploration consult with Stafford County School Board to determine specific number of borings and applicable spacing;
 - 1.3. Install underground utilities (sewer and water) to the property line of the school site:
 - 1.4. Clear all trees and shrubs as required by the Stafford County School Board, in accordance with County ordinances;

- 1.5. Grade the site in accordance with a future site plan to be provided by the Stafford County School Board, and in accordance with County ordinances;
- 1.6. Install erosion and sediment control measures in accordance with State and County standards. Maintain source until title conveyed to Stafford County Public Schools;
- 1.7. Temporary seed and mulch the site;
- 1.8. Provide current boundary survey, plat, and metes and bounds description to the Stafford County School Board within one hundred eighty (180) days of final, non-appealable reclassification of the property; and provide topographic survey at a scale of 1" = 50' with 2-foot contour interval for the school site to the Stafford County School Board not sooner than three (3) months from written request for such survey. The Stafford County School Board requests that necessary right-of-way dedication be made, and, that acreage for said right-of-way be exclusive of overall identified school site acreage. The Stafford Count School Board also requests that off-site (on-site for developer) utility and stormwater management easements be dedicated in advance of developer proceeding with development plans (this ensures that the school division can proceed, without delay, utilizing land prior to developer completing the adjoining development; and,
- 1.9. If requested by the Stafford County School Board, provide for access to the school site, via VDOT construction approved secondary road, which shall consist of curb cuts and acceleration/deceleration lanes, as necessary, and shall be consistent with VDOT highway standards, prior to the opening of the school facility planned for the site.
- In addition to the foregoing, the applicant agrees to tender a general warranty deed. It is understood and agreed that the applicant will reserve in the subject deed easements for the purposes of clearing, grading, drainage, sediment and erosion control, temporary seeding and associated activities. The applicant further proffers that the site shall be cleared, rough graded and temporarily seeded in accordance with Proffers 1-1.4-1.7 and in accordance with the approved site plan provided by the School Board; said clearing, grading and seeding shall be accomplished no later than two (2) years prior to the projected opening of the school facility planned for the site.
- 3. The applicant agrees to provide public water service to the property line of the school site, as specified in proffer 1-1.3 not later than one (1) year prior to the projected opening of the school facility planned for the site; the provision of sanitary sewer service to the property line of the site shall occur not later than six (6) months prior to the projected opening date of the school facility planned for the site, provided all local, State and federal permits are obtained through due diligence by the applicant. Water and sewer capacities subject to meet needs of school population as identified the first paragraph. In addition, the Stafford County School Board also requests that utilities be designed and securities posted for their construction.

SCHOOL BOARD GOAL: #5 – Address the impact of continuing population growth by developing plans to address expanding staff, facilities, transportation, attendance zones, and instruction.

#7 – Provide facilities that promote student learning and community support.

FUNDING SOURCE: N/A

AUTHORIZATION REFERENCE: N/A